

ORDINANCE NO. 20131121-086

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12412 LIMERICK AVENUE FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood office (NO) district to general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-2012-0064, on file at the Planning and Development Review Department, as follows:

Lot 12A, Block B, Resub No. 1 of Parker Lane Heights Sec 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 23, Page 30 of the Plat Records of Travis County, Texas (the "Property"),

locally known as 12412 Limerick Avenue in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 300 trips per day.
- B. Development on the Property shall comply with the neighborhood office (NO) district zoning site development regulations.
- C. The following uses are conditional uses of the Property:

College and university facilities
Group home, Class II

Congregate living
Private secondary educational
facilities

D. The following uses are prohibited uses of the Property:

Business or trade school
Communication services
Printing and publishing
Club or lodge
Cultural services
Hospital services (general)
Medical offices-not exceeding
5000 sq. ft. gross floor area

Business support services
Off-site accessory parking
Restaurant (limited)
Convalescent services
Guidance services
Hospital services (limited)
Medical offices-exceeding 5000 sq.
ft. gross floor area

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district, the mixed use combining district and other applicable requirements of the City Code.

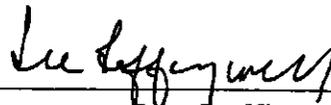
PART 3. This ordinance takes effect on December 2, 2013.

PASSED AND APPROVED

November 21

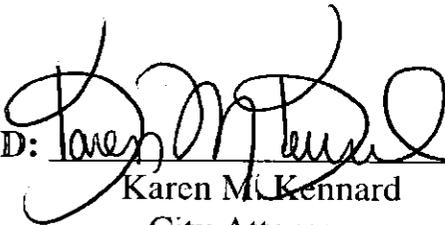
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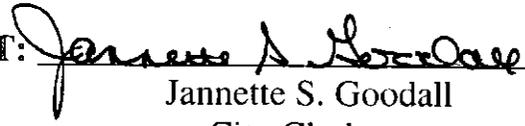
Lee Leffingwell
Mayor

APPROVED:

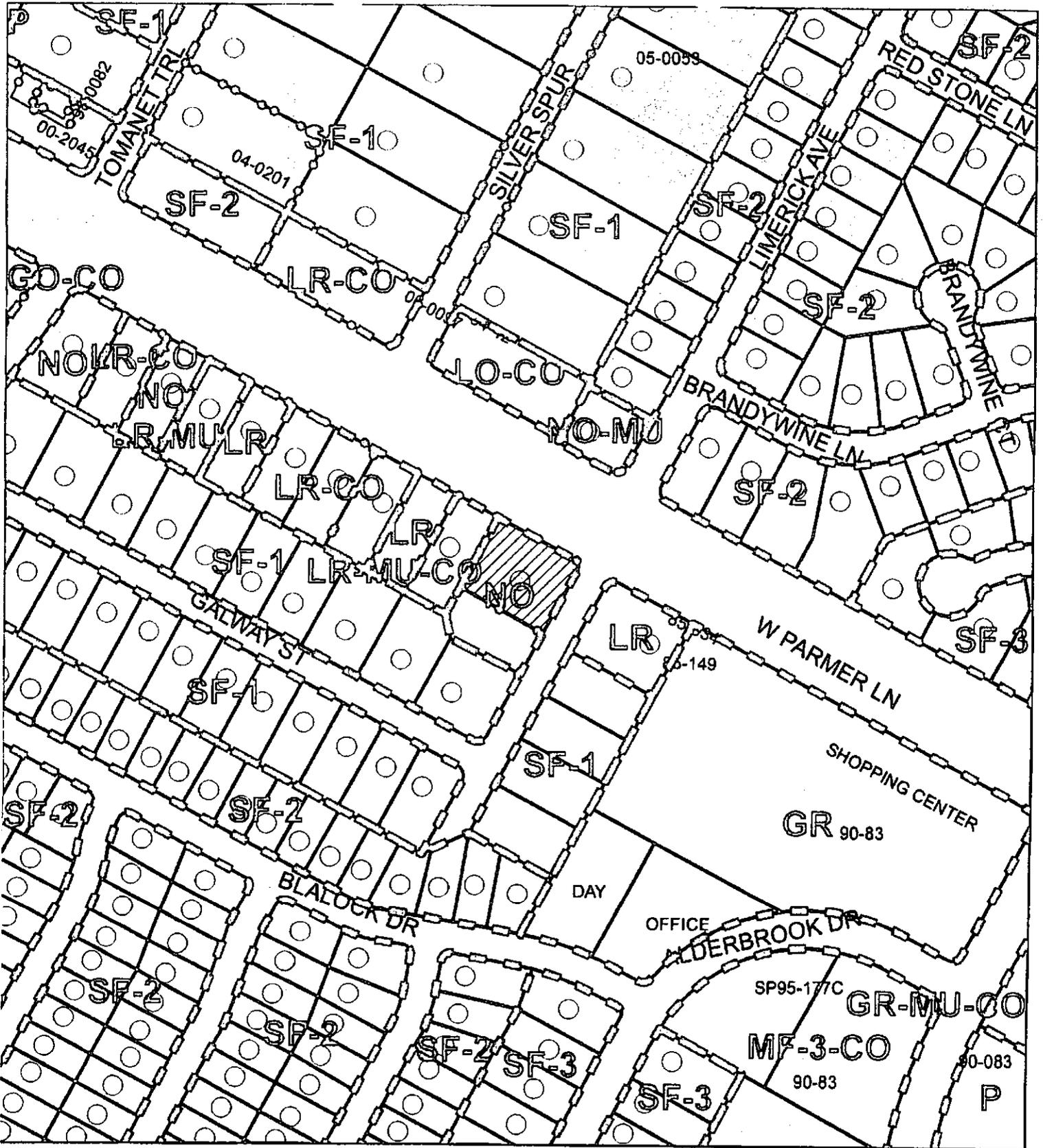


Karen M. Kennard
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk



ZONING CASE

C14-2013-0064



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1" = 200'

This product has been produced by CTM for the sole purpose of geographic refer by the City of Austin regarding specific accuracy or completeness.

Exhibit A